

**23/3028 The Boulevard, Carrara, Qld 4211**

**Sold Townhouse**

Thursday, 12 October 2023

23/3028 The Boulevard, Carrara, Qld 4211

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Susan Lee

**\$672,000**

This 3 storages townhouse provides a beautiful Lakeview as well as a convenient spot with Gloria Jean's Coffee, Indian restaurant, Athenia Restaurant & Bar and Medical Clinic. Suitable for young families, first home buyers and buyers who are looking to downsizing. A Short distance to Emmanuel College and Emerald Lakes Golf Club. 5 minutes drive to the world Class Royal Pines Resort Golf Course and Palm Meadows Golf Course. 7 minutes drive to Carrara Market as well as Woolworths supermarket. 10 minutes drive to Pacific Fair Shopping Centre and Broadbeach. Property features included :

- 2 bedrooms with 2.5 bathrooms and 2 car garages
- Both bedrooms with fans and air-conditioning
- Balcony in the master bedroom and living area enjoy the peaceful of the lake view
- Joinig family and dining area with ceiling fans
- Miele stainless steel appliances, dishwasher, stone bench tops, self/soft close cabinetry
- Panasonic 2 x split system air-conditioning
- Solar system
- Separate laundry
- Double garage
- City Council Rate approx \$2250 per annual
- Water charge approx \$1000 per annual
- Body Corporate \$4,160 per annual
- Rental return \$600 per week, current lease ended on the 29th August, 2023.

Welcome to contact Susan on 0412490918 to arrange an inspection!